

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway** 3'10" x 12'9" (1.17 x 3.89)
- Kitchen** 5'10" x 12'4" (1.80 x 3.78)
- Living Area** 11'10" x 13'9" (3.63 x 4.20)
- Dining Area** 10'10" x 8'7" (3.32 x 2.62)
- Landing** 5'9" x 8'0" (1.77 x 2.46)
- Bedroom** 11'10" x 10'7" (3.61 x 3.24)
- Bathroom** 5'7" x 6'8" (1.72 x 2.05)
- Bedroom** 11'10" x 10'1" (3.61 x 3.09)



- Well presented two bedroom home
- Extended lounge/diner
- Modern kitchen
- Two bedrooms
- Gas central heating
- Off street parking
- No onward chain

PROPERTY TYPE House - Terraced

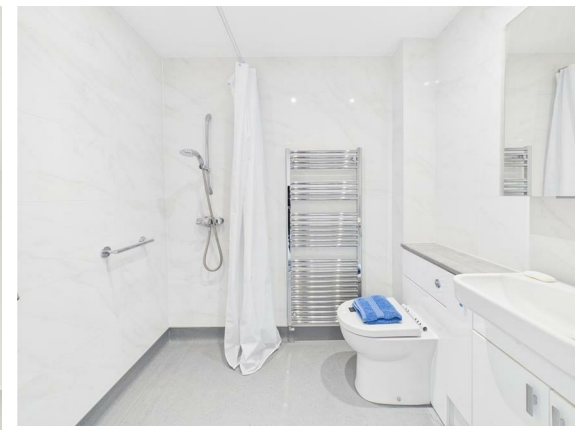
BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



Extremely well presented two bedroom home in popular location.

Entrance hallway, modern style kitchen, extended lounge/diner, two double bedrooms and a modern first floor bathroom.

With off street parking to the front and good sized garden to the rear, this well presented home is offered with vacant possession and really is ready to move into.



the location

Set in popular location, close to Dundridge Farm playing fields, and a range of local facilities, including convenience store and Sainsburys Local at nearby Nags Head Hill, and the more comprehensive facilities of Hanham high street are a short distance away. Green, wooded and riverside walks are nearby at both Troopers Hill nature reserve, Crews Hole leading into Conham River park. Bristol 2.7 miles Bath 9.3 miles



Offered for sale with no onward chain!

just a thought...

If you are looking for a well proportioned, well presented home with off street parking and a decent garden, and ready to move into, this could be the one! Behind its deceptive exterior, lies a sleek, modern home that should be top of your viewing list!